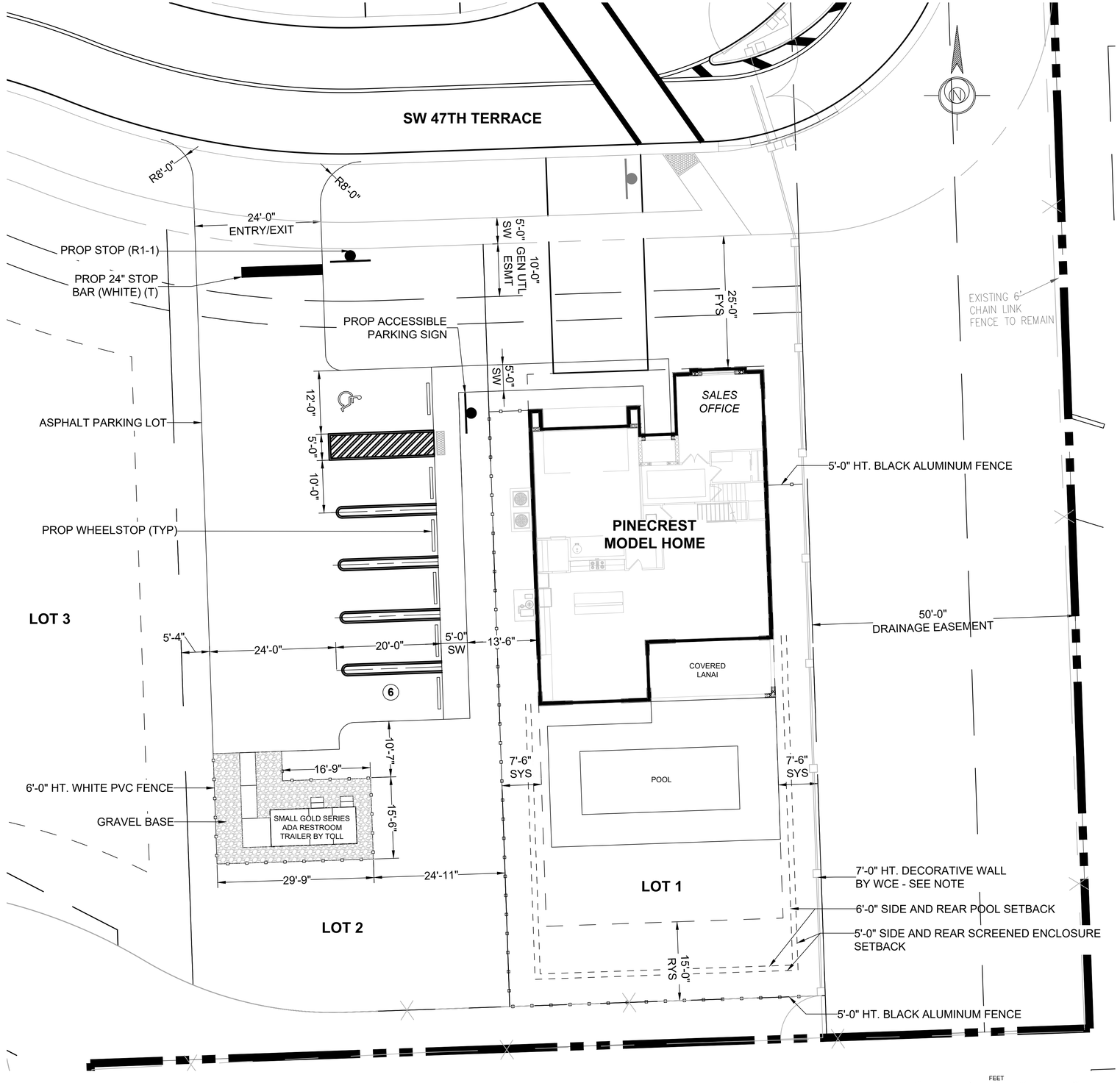

1 / MHP-1 MODEL HOME SITE PLAN
1" = 10'-0"

SITE DATA		
APPLICATION NAME	GRIFFIN 106 SUBDIVISION	
LOT NUMBER (S)	LOT 1 & LOT 2	
ZONING	R-1-D SINGLE FAMILY	
FUTURE LAND USE (COOPER CITY)	ESTATE (1 DU/AC)	
FUTURE LAND USE (BROWARD COUNTY)	ESTATE (1) RESIDENTIAL	
BUILDING LOT REQUIREMENTS	*REQUIRED*	*LOT 2/SALES MODEL PROPOSED*
MIN LOT AREA (SF)	6000	8700
MIN LOT WIDTH (FT)	60	60
MIN LOT DEPTH (FT)	100	123.89
MIN FLOOR AREA (SF/UNIT)	1,200	2312
MAX BUILDING COVERAGE (%)	33	33
MAX BUILDING HEIGHT FEET	30	29.83
MAX BUILDING HEIGHT STORIES	2	2
BUILDING LOT SETBACKS	*REQUIRED*	*LOT 2/SALES MODEL PROPOSED*
FRONT YARD SETBACK (FT)	25	25
STREET SIDE YARD SETBACK (FT)	15	15
INTERIOR SIDE YARD SETBACK (FT)	7.5	7.5/10
REAR YARD SETBACK (FT)	15	15

NOTES:

1. 7'-0" DECORATIVE WALL WILL BE CONSTRUCTED PRIOR TO THE OPENING OF THE SALES/OFFICE MODEL HOME.

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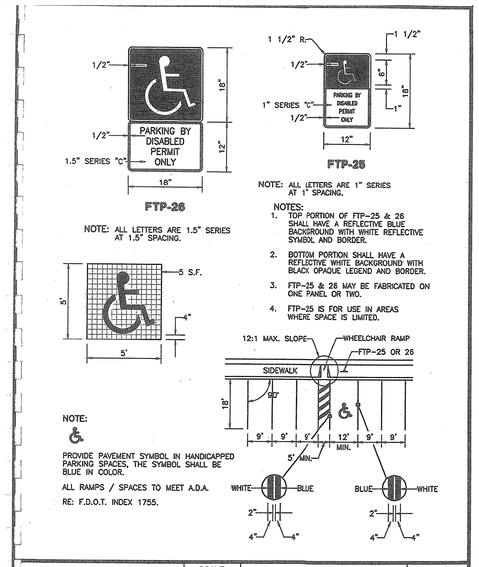
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN

MODEL HOME SITE PLAN LAYOUT

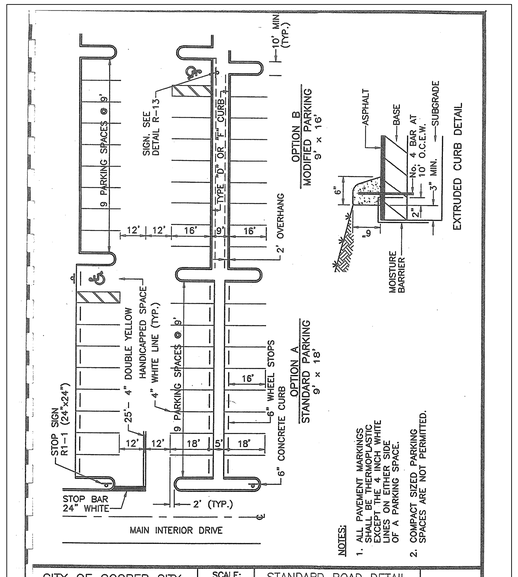
HANSON PRESERVE
BROWARD COUNTY, COOPER CITY, FLORIDA

DATE: 12/10/2025	SCALE: 1" = 10'-0"
DESIGN: AF	DRAWN: AF
JOB NO.: 9295	FILE NAME: 9295-MHP
REF. NO.: MHP-1	
SHEET NO.: 1 OF 2	



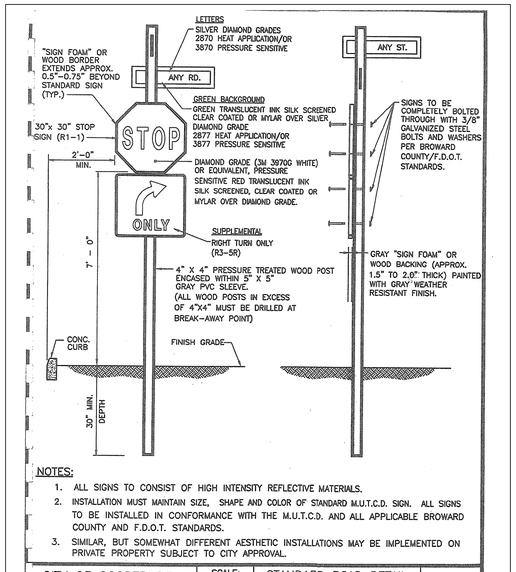
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAIL HANDICAPPED PARKING SIGN & STRIPING DETAIL	R-13

Revised October 2022



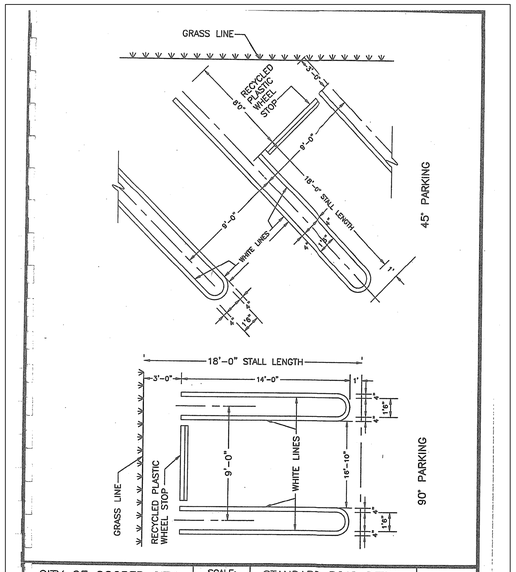
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAIL TYPICAL PARKING AREA REQUIREMENTS	R-7

Revised October 2022



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAIL TYPICAL STOP SIGN AND STREET NAME ASSEMBLY	R-11

Revised October 2022



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAIL PARKING STALL STRIPING DETAIL	R-7A

Revised October 2022

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REV.	DATE	DESCRIPTION	DRAWN

MODEL HOME SITE PLAN DETAILS

HANSON PRESERVE
BROWARD COUNTY, COOPER CITY, FLORIDA

DATE: 12/10/2025	SCALE: AS NOTED
DESIGN: AF	DRAWN: AF
JOB NO.: 9295	FILE NAME: 9295-MHP
REF. NO.: MHP-2	
SHEET NO.: 2 OF 2	

Dec. 09, 2025 - 6:18 pm N:\Projects\Cooper\9295-Hanson Preserve\LandDev\Landscape\Model Home Plan\9295-MHP-REV-2.Dwg AFRAMOS